



## 6 & 6A Church Street, Macclesfield, SK11 6LB

£165,000

- A rare opportunity to acquire a freehold property comprising a long established ground-floor commercial unit with a one bedroom apartment above
- This property represents a versatile investment opportunity, combining stable income from a well-established ground-floor business with strong residential rental potential above
- The first-floor apartment offers strong rental potential
- An ideal acquisition for investors seeking immediate returns alongside long term growth prospects

# 6 & 6A Church Street, Macclesfield SK11 6LB

Investment Opportunity in the Heart of Macclesfield Town Centre.

A rare opportunity to acquire a freehold property comprising a long established ground-floor commercial unit with a one bedroom apartment above. The commercial premises have been occupied by a long standing business, currently let and generating £7,000 per annum, providing a reliable and secure income stream from day one.

The first floor apartment offers strong rental potential, and was let independently on an Assured Shorthold Tenancy until recently becoming vacant. Current rental estimate is £750 per calendar month, creating an attractive additional revenue stream.

Apartment Layout:

The entrance hall provides access to the kitchen and shower room and includes a useful storage cupboard and radiator.

The lounge is bright and spacious, featuring three Georgian style sash windows to the front elevation, two double radiators, inset ceiling spotlights, stripped wooden flooring, a built-in cupboard, and a telephone point.

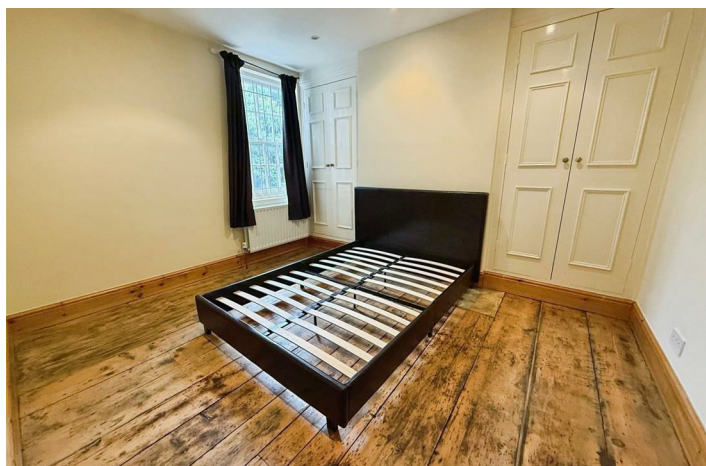
The bedroom is a generous double with a built-in wardrobe, a Georgian style sash window overlooking the rear elevation, stripped wooden flooring, and inset ceiling spotlights.

The kitchen is fitted with a range of base and eye-level units and includes plumbing for a washing machine, an electric cooker point, a stainless-steel sink unit, a radiator, and a side elevation window providing natural light.

The shower room comprises a low level WC, pedestal wash basin, shower enclosure with mixer shower, and an extractor fan.

Located in the heart of Macclesfield town centre, the property is within walking distance of shops, restaurants, and excellent transport links, making it a highly desirable location for both commercial and residential tenants.

This property represents a versatile investment opportunity, combining stable income from a well-established ground-floor business with strong residential rental potential above. An ideal acquisition for investors seeking immed



### Apartment Lounge

17'08 x 13'06

A bright and spacious living area featuring three Georgian-style sash windows to the front elevation, two double radiators, inset ceiling spotlights, stripped wooden flooring, built-in cupboard, and telephone point.

### Apartment Bedroom

11'09 x 9'8

Well-proportioned double bedroom with a built-in wardrobe, Georgian-style sash window to the rear elevation, stripped wooden flooring, and inset ceiling spotlights.

### Apartment Kitchen

7'2 x 5'3

Fitted with a range of base and eye-level units, plumbing for a washing machine, electric cooker point, stainless-steel sink unit, radiator, and a side-elevation window providing natural light.

### Apartment Shower Room

5'1 x 6'5

Comprising a low-level WC, pedestal wash basin, shower enclosure with mixer shower, and extractor fan.

### Cafe

The commercial unit has been occupied for a number of years by the established Cherry Blossom Bakery. The accommodation is arranged over multiple floors and comprises a ground floor seating area with numerous tables, a kitchen counter, and a rear kitchen fitted with sink facilities, WC and storage. The second floor provides a further seating area, with an additional top floor currently used for storage purposes.

### Apartment

The entrance hall provides access to the kitchen and shower room and includes a useful storage cupboard and radiator.

The lounge is bright and spacious, featuring three Georgian style sash windows to the front elevation, two double radiators, inset ceiling spotlights, stripped wooden flooring, a built-in cupboard, and a telephone point.



Cafe Ground Floor  
26'2 x 10'08





## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

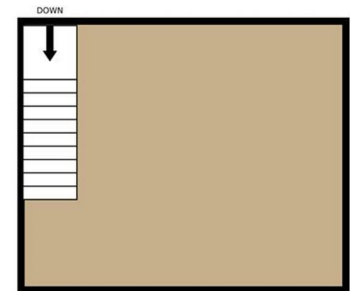
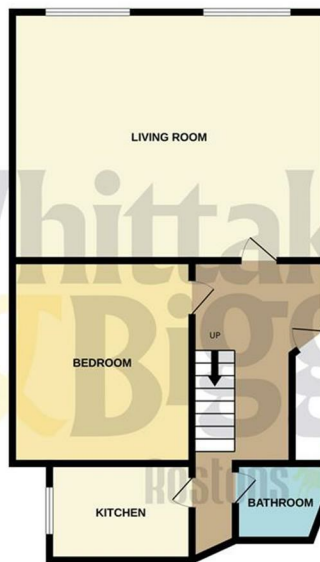
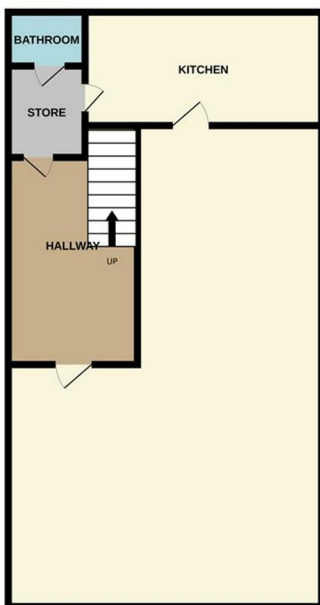
## EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.

FIRST FLOOR FLAT  
483 sq.ft. (44.8 sq.m.) approx.

2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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